

048.A

0006

0048.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
592,600 / 592,600
592,600 / 592,600
592,600 / 592,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: KAPUR PULKIT		
Owner 2:		
Owner 3:		
Street 1: 48 MAYNARD ST UNIT 1		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: 48 MAYNARD ST LLC -	
Owner 2: -	
Street 1: 54 SWAN ROAD	
Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1097 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8308																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	592,600			592,600		
							318675
							GIS Ref
							GIS Ref
							Insp Date
							07/16/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
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592,600 / 592,600
592,600 / 592,600
592,600 / 592,600

!16357!

PRINT

Date	Time
12/30/21	22:21:38

Date	Time
07/16/18	14:28:07

danam
16357

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
48 MAYNARD ST L	67814-212		8/16/2016		570,000	No	No	Master Deed 67417:214	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Measured	DGM	D Mann
7/16/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

